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FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

(to be filed in triplicate)

Walpole, Massachusetts

_____, 19____

To the Planning Board of the Town of Walpole:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Walpole for approval as a subdivision under the Subdivision Control Law and the Rules and Regulations Governing Subdivision of Land of the Planning Board in the Town of Walpole.

1. Name of Subdivider _____
Address _____
2. Name of Engineer or Surveyor _____
Address _____
3. Deed of property recorded in Norfolk Registry, Book _____ Page _____
4. Location and description of property:
5. Easements and restrictions, if any, on or over property:
6. Easements and restrictions, if any, appurtenant to the property on or over land of others:

Signature of owner(s) _____

Address _____

NOTE: This application must be filed in accordance with Section III-1-(d) of the Subdivision Rules and Regulations of the Town of Walpole Planning Board.

Received this _____ day of _____, 19____

WALPOLE PLANNING BOARD
By _____

WALPOLE PLANNING BOARD
FEE SCHEDULE
Adopted January 18, 1996

A true copy,
Attest:

Ronald A. Fucile
Ronald A. Fucile
Town Clerk

Form A (ANR Plans)

\$225.00 per plan or
Any additional lots created within a subdivision plan
presently under Subdivision control will be required to pay
the appropriate per lot filing fee category
under which the subdivision plan was filed.
(Preliminary, Definitive no prel or Definitive with prel)

Preliminary Plan

\$150.00 per lot

→ Definitive Plan (no prel)

\$1,000.00 per lot

→ Definitive Plan (prel filed)

\$600.00 per lot

Common Drive Special Permit

\$150.00 per lot

Open Space Plan

\$675.00 per lot

Bond reductions (more than 3)

\$300/reduction

Form J Recording fee

\$25.00

Modification or amendment
of approved definitive

\$100 no engineering review
\$225 with engineering

Repetitive Petition

\$100.00

Any fees for outside consultants ("review fees") required by the Board for reviews by outside consultants are in addition to the above application and engineering fees.

Town of Walpole Planning Board

Development Impact Statement (pp. 9-15)

To be completed in full. DO NOT LEAVE ANY BLANK, except where otherwise allowed. If some sections do not apply, enter "N/A". If you wish that a section be waived, enter "Waiver Requested".

I. SUMMARY

A. Project Identification

1. Project Name _____

Address/Location _____

2. Applicant _____

Address _____

3. Owner _____

Address _____

B. Areas of Potential Impact

Check all areas in which an impact related to this project may occur, both on-site and off-site, positive as well as adverse:

	Construction Impact	Long-Term Impact
Traffic	_____	_____
Air Quality	_____	_____
Surface/Groundwater Quality	_____	_____
Flooding/Erosion/Sedimentation	_____	_____
Wetlands	_____	_____
Hazardous Waste	_____	_____
Microclimate (wind, temperature, etc.)	_____	_____
Solar Access	_____	_____
Noise	_____	_____
Light	_____	_____
Water System Capacity	_____	_____
Solid/Liquid Waste Disposal System	_____	_____
Tax Revenues	_____	_____
Property Values	_____	_____
Historical/Archaeological	_____	_____
Neighborhood Character/Aesthetics	_____	_____
Open Space/Recreation	_____	_____
Master Plan/Regional Plan	_____	_____

DETAILS

1. Zoning: R _____ Is any portion of the project within the
RA _____ Water Resource Protection Overlay District?
RB _____
GR _____ Yes: _____ No: _____
IND _____
LM _____ If yes, specify WRPOD Area(s):
HB _____
B _____ 1) _____ 2) _____ 3) _____ 4) _____
CBD _____

2. Total Area of Project: _____ square feet (_____ acres)

Breakdown: Developed _____ square feet
Open Space/Recreation _____ square feet
Wetlands _____ square feet
Flood Plain _____ square feet
Agricultural _____ square feet
Woodlands _____ square feet

3. Provide the following only if applicable:

Length of proposed roadway _____ feet
Number of proposed parking spaces _____
Proposed number of retention basins _____
Number of proposed housing units _____
Number of proposed stories _____
Proposed gross floor area _____

Narrative Description

Describe site and project:

II. PERMITS AND OTHER ACTIONS

List the Federal, State, and Local agencies from which permits or other sections will or have been sought:

<u>AGENCY</u>	<u>PERMIT</u>	<u>DATE FILED/FILE NUMBER</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

III. TRAFFIC IMPACT ASSESSMENT

Existing Traffic Conditions

For all streets and intersections adjacent to or within 1,000 feet of the proposed project boundaries, provide the following data. Attach separate sheet or report, if necessary.

Average Daily and Peak Hour Volumes: _____

Level of Service (LOS) Ratings: _____

Average and Peak Speeds: _____

Sight Distances: _____

Projected Traffic Impacts

For all streets and intersections adjacent to or within 1,000 feet of the proposed project boundaries, as well as proposed access and egress routes, streets, and intersections within the project boundaries, provide the following data. Attach separate sheet or report, if necessary.

Projected Average Daily and Peak Hour Volumes: _____

Level of service (LOS) Ratings: _____

Projected average and peak speeds: _____

Sight Distances: _____

For all streets and intersections analyzed in A and B above, how will background traffic growth affect traffic conditions in the design year of occupancy of this project? _____

IV. ENVIRONMENTAL IMPACT ASSESSMENT

Air Quality

Will the project create any significant emissions of dust, fumes, or other noxious gases? Describe:

Surface/Groundwater Quality

Will the project adversely affect surface and groundwater in the area, either by run-off, leaching, or other similar methods? _____

Flooding

Will any buildings within the project be sited within 100' of an established flood plain?

Yes: _____ No: _____

What proportion of the project will be subject to flooding? _____

Erosion/Sedimentation

Will the project create significant amounts of erosion of topsoil? Yes: _____ No: _____

Will sedimentation of adjacent streams or wetlands occur? Yes: _____ No: _____

Describe proposed mitigation measures for the control of stormwater run-off: _____

Wetlands and Wildlife

Will construction of the project take place within 100' of any wetlands?

Yes: _____ No: _____

Will the project adversely impact any areas of critical wildlife habitat?

Yes: _____ No: _____

Hazardous Waste

Are hazardous wastes present on the site? Yes: _____ No: _____

Will the project generate hazardous wastes of any form? Yes: _____ No: _____

Will there be any hazardous wastes stores on site? Yes: _____ No: _____

G. Microclimate

Describe any significant impacts on wind pattern or surface temperatures the project may generate:

H. Solar Access

Will the project impede the solar access of adjacent properties? Yes: _____ No: _____

I. Noise

Will the project generate a significant increase in noise? Yes: _____ No: _____

J. Light

Will artificial light be used in the project? Yes: _____ No: _____

If so, will it be directed toward adjacent properties or streets? Yes: _____ No: _____

V. SYSTEMS IMPACT ASSESSMENT

Water System Capacity

Estimate water demand for the project for the project in gallons per day: _____gal/day

Will water be supplied by the Town of Walpole or by private wells?

Town of Walpole: _____ Private Wells: _____

Have flow tests been conducted on water mains that will serve the project?

Yes: _____ No: _____

If so, give summary of results: _____

B. Sewer System Capacity

Estimate, in gallons per day, the amount of sewage to be generated by this project.

_____ gal/day

Will the project be serviced by the Town of Walpole sewer or managed on site?

Town of Walpole: _____ Managed On Site: _____

Solid Waste

Will the project generate a significant amount of solid waste? Yes: _____ No: _____

How will the disposal of this waste be managed? _____

VI. FISCAL IMPACT ASSESSMENT

Projected Costs

Estimate projected costs to the Town of Walpole for municipal services related to the project (police, fire, public health, cultural/recreational, general government) for all years of construction and/or phasing, as well as for a five-year period thereafter. _____

Estimate projected costs to the Town of Walpole for educational services related to the project for all years of construction and/or phasing, as well as for a five-year period thereafter. _____

Projected Revenues

Estimate projected property tax revenues generated by this project for all years of construction and/or phasing, as well as for a five-year period thereafter. _____

List other sources of revenue that may be generated by this project.

Property Values

Will this project positively or adversely affect adjacent property values? Explain.

VII. COMMUNITY IMPACT ASSESSMENT

Historical/Archaeological

Will any site or structure of historic significance be affected by this project? _____

Will any archaeological site be affected by this project?

Neighborhood Character/Aesthetics

Will the architectural, landscape, and urban design scheme fit into existing neighborhood character?

Will the project be creating any new open space/recreation areas? _____

Will the project affect any woodlands or agricultural lands?

VIII. MASTER PLAN/REGIONAL PLAN CONSISTENCY

Will the project have any significant affect on the implementation of any existing Master Plan or Regional Plan affecting the Town of Walpole? (Explain. Attach Separate Pages As Needed)

Date: _____ Seal: _____

Engineer's Signature: _____

Address: _____

Telephone Number: _____

Print Name of Owner: _____

Signature of Owner: _____

Address: _____

Telephone Number: _____

Print Name of Applicant: _____

Signature of Applicant: _____

Address (if different): _____

Telephone Number (if different): _____

FORM D
DESIGNER'S CERTIFICATE

_____, 19____

To the Planning Board of the Town of Walpole:

I hereby certify that the accompanying Definitive Plan entitled _____

_____ and dated _____, 19____, is true and correct to the accuracy required by the Rules and Regulations of the Walpole Planning Board, and that all pertinent data are shown.

Registered Professional Engineer
or Registered Land Surveyor

Address

FORM E**CERTIFIED LIST OF ABUTTERS**

Walpole, Massachusetts

_____, 19____

Fill in this space with rough sketch of land described in the application, and write, against boundary lines, the names of adjoining owners in their relative positions. Repeat the names in a list given below the sketch (or on an attached sheet), and indicate the address of each abutter. Include owners of land separated from the subdivision only by a street.

To the Planning Board of the Town of Walpole:

This is to certify that at the time of the last assessment for taxation made by the Town of Walpole, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above were as above written.

for the Board of Assessors

NOTE: This list must accompany the application for approval of the Definitive Plan (Form C).

(Sheet 1 of 3)

FORM F
COVENANT

_____, 19_____
Walpole, Massachusetts

KNOW ALL MEN by these presents that the undersigned has submitted an application dated _____ to the Walpole Planning Board for approval of a Definitive Plan of a subdivision of land entitled _____, drawn by _____, dated _____, and owned by _____, and showing _____ lots. The undersigned has requested that the Planning Board acknowledge final approval of the Definitive Plan by endorsement of the signatures of a majority of the Planning Board on the original drawing of the Definitive Plan, without requiring a performance guarantee of the type described in Sections III-7-(a)-(1), (2), or (3) of the Rules and Regulations Governing the Subdivision of Land.

IN CONSIDERATION of said request, the undersigned hereby covenants and agrees with the Walpole Planning Board and the successors in office of said Board to the following:

- (1) That the undersigned is the owner in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this covenant prior to its execution by the undersigned.
- (2) That this covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.
- (3) That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:
 - (a) The Application for Approval of Definitive Plan (Form C);
 - (b) The Subdivision Control Law and the Walpole Planning Board's Rules and Regulation Governing the Subdivision of Land;
 - (c) The certificate of approval and the conditions of approval specified therein, issued by the Planning Board, dated _____;
 - (d) The Definitive Plan as approved and as qualified by the certificate of approval; and
 - (e) Other document(s) specifying construction to be completed, namely: _____

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell or convey any lot subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until such ways and services have been provided to serve such lot

- (4) That particular lots within the subdivision may be released from the foregoing conditions only upon the recording of a certificate of performance (Form I) executed by a majority of the Planning Board and enumerating the specific lots to be released.
- (5) That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant of either the entire parcel of land shown on the subdivision plan or all lots not previously released by the Planning Board.

(sheet 2 of 3 Covenant)

- (6) That the undersigned agrees to inscribe a reference to this covenant on the Definitive Plan, and to record this covenant with the Norfolk County Registry of Deeds concurrently with the recording of the Definitive Plan.
- (7) A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed.
- (8) That this covenant shall be executed before endorsement of approval of the Definitive Plan by the Planning Board and shall take effect upon the endorsement of approval.
- (9) Unless otherwise extended by a majority vote of the Planning Board, the construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the board within twenty-four (24) months from the date of this instrument. Failure to so complete shall result in automatic rescission of approval of the plan. Notice of any such automatic rescission shall be recorded by the Planning Board in accordance with the provisions of M.G.L. c. 41 § 81-W.
- (10) That nothing herein shall prohibit the applicant from securing the construction of ways and installation of municipal services by a performance guarantee as described in Sections III-7-(a)-(1), (2), or (3) of the Waipole Planning Board's Rules and Regulation Governing the Subdivision of Land.

For title to the property, see deed from _____, dated _____, recorded in Norfolk County Registry of Deeds, Book _____, Page _____, or registered in Norfolk County Land Registry as Document No. _____, and noted on certificate of title no. _____, in Registration Book _____, Page _____.

The present holder of a mortgage upon the property is _____ of _____ (Address) _____ (City or Town) _____ (State). The mortgage is dated _____ and recorded in Norfolk County Registry of Deeds, Book _____, Page _____, or registered in Norfolk County Land Registry as Document No. _____, and noted on certificate of title no. _____, in Registration Book _____, Page _____. The mortgagee agrees to hold the mortgage subject to the covenants set forth above and agrees that the covenants shall have the same status, force and effect as though executed and recorded before the taking of the mortgage and further agrees that the mortgage shall be subordinate to the above covenant.

_____, spouse of the undersigned applicant, hereby agrees that such interest as I, we, may have in the premises shall be subject to the provisions of this covenant and insofar as is necessary releases all rights of tenancy by the dower or homestead and other interests therein.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____, 19____.

Signature of Owner

Signature of Spouse of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

_____, 19____

(sheet 3 of 3 Covenant)

Then personally appeared before me the above named _____ and acknowledged the foregoing instrument to be his/her free act and deed.

(Signature of Notary Public)

My commission expires _____, 19____

Signature of Mortgagee (if any)

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss. _____, 19____

Then personally appeared before me the above named _____ and acknowledged the foregoing instrument to be his/her free act and deed.

(Signature of Notary Public)

My commission expires _____, 19____

FORM G
NOTICE OF PUBLIC HEARING

Planning Board
Public Hearing

_____, having submitted a Definitive Plan of
subdivision of land in Walpole, MA, entitled _____
located _____
as shown on a plan by _____
dated _____, 19_____, a public hearing will be held thereon at the
Town Hall _____, 19_____, at _____ P.M., in
accordance with the provisions of General Laws, Chapter 41, Section 81-T, as amended.

_____, Chairman
WALPOLE PLANNING BOARD

FORM H

(Sheet 1 of 1)

CERTIFICATION OF MONUMENTS

To the Planning Board of the Town of Walpole:

I hereby certify that on _____, 19____, I verified the stone bounds on the bonded portion of _____ and found them to be set accurately in the proper locations and to the proper grade according to the approved Definitive Plan.

Registered Land Surveyor

Seal:

Name of company: _____

Address: _____

FORM I

RELEASE OF COVENANT

Walpole, Mass., _____, 19____

In consideration of the provision of an alternative performance guarantee, sufficient in the opinion of the Planning Board of the Town of Walpole to secure the performance of the construction of ways and installation of municipal services required by the covenant dated _____, 19_____, and recorded in Norfolk Registry of Deeds, Book _____ Page _____ (or registered in the Land Court as Document No. _____ and noted on Certificate of Title No. _____, in Registration Book _____, Page _____) for the following enumerated lots shown on a Plan entitled _____ recorded with said Registry of Deeds, Plan Book _____ Plan _____ (or registered in said Land Court, Plan Book _____, Plan _____), the undersigned, being a majority of the Planning Board, hereby releases the below designated lots from the restrictions as to sale and building specified within said covenant.

Majority of the Planning Board
of the Town of Walpole

COMMONWEALTH OF MASSACHUSETTS

_____, 19____.

The personally appeared _____
one of the above named members of the Planning Board of the Town of
Walpole, Massachusetts, and acknowledged the foregoing instrument to be the
free act and deed of said Planning Board, before me.

Notary Public

My commission expires: _____, 19____

FORM I**CONVEYANCE OF EASEMENTS AND UTILITIES**

_____, of _____
 _____ County, Massachusetts, for consideration paid, grant to the
 Town of Walpole, municipal corporation in Norfolk County, Massachusetts, with
 quitclaim covenants, the perpetual rights and easements to construct, inspect, repair,
 renew, replace, operate and forever maintain, water mains, sanitary and storm sewers, with
 any manholes, pipes, conduits and other appurtenances (including any related retention or
 detention basins, swales, and channels) thereto, and to do all acts incidental thereto, in,
 through and under the following described land:

And for the consideration aforesaid, the said grantor does hereby give, grant, sell, transfer
 and deliver unto the said grantee and its successors and assigns forever, all water and
 sewer pipes, manholes, conduits and all appurtenances thereto that are now or hereafter
 constructed or installed in, through or under the above described land by the grantor and
 the grantor's successors and assigns.

And I, wife/husband of said grantor hereby release to said grantee and its successors and
 assigns forever, all rights of tenancy by the courtesy/dower and homestead interests
 therein.

For grantor's title, see deed from _____ dated _____
 _____, 19_____, and recorded in Norfolk District Deeds, Book _____ Page
 _____.

And _____ a banking corporation in _____
 County, Massachusetts, the present holder of a mortgage on the above described land,
 which mortgage is dated _____, 19_____, and recorded in said
 Deeds, Book _____ Page _____, for consideration paid, hereby releases
 unto the said grantee and its successors and assigns forever from the operation of said
 mortgage, the rights and easements hereinabove granted and assents thereto.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____
 day of _____, 19_____.

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 19_____

Then personally appeared the above named _____
 and acknowledged the foregoing instrument to be _____ free act
 and deed, before me.

 Notary Public

My commission expires _____, 19_____

NOTE: This conveyance is not effective until accepted by Town Meeting